

RESOLUTION NO. 3662

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTE SERENO
DENYING A SITE DEVELOPMENT PERMIT (SS-17-06)
FOR 17618 SAN BENITO WAY
(TCHAKERIAN)**

WHEREAS, Mr. and Mrs. Vahan Tchakerian ("Applicant") applied for a Site Development Permit to construct a 52 square foot first floor addition and a 1,111 square foot second story addition to an existing residence located at 17618 San Benito Way, Monte Sereno CA, Application No. SS-17-06 ("SDP"); and

WHEREAS, the subject site is located in a neighborhood along San Benito Way consisting of four (4) homes originally constructed in the 1960's and were of a ranch style design; and

WHEREAS, a public hearing was set and held on September 05, 2017, to take evidence on the Application and at that hearing evidence was given both orally and in writing; and

WHEREAS, the City Council has considered all the evidence presented.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTE SERENO AS FOLLOWS:

Section 1. The City Council hereby finds as follows with respect to the SDP:

- A. Pursuant to Code section 10.08.040(B) & (E) a site development permit is required for any addition that adds 500 square feet or more to an existing building in the R-1-8 zoning district, and any addition of a second story to an existing single-story building, respectively.
- B. Site development permit applications are initially heard by the Site and Architecture Committee and the Site and Architecture Committee denied the SDP at the hearing on June 7, 2017.
- C. Pursuant to Code Section 10.08.060, on June 14, 2017 the Applicant filed an appeal of the Site and Architecture Committee's decision.
- D. In accordance with Code section 10.08.060(E), no site development permit may be issued unless certain specific findings can be made.

E. The City Council hereby makes the following findings:

1. The proposed improvement is not compatible with the character of the surrounding neighborhood in terms of mass and design. The surrounding neighborhood, consisting of the four homes on San Benito Way (17618 to 17566 San Benito Way), is predominantly single-story with one two-story home with a low profile thus reducing the mass of said home. The proposed remodel includes a second story with full height walls along the perimeter of the structure thus emphasizing a larger boxy structure. The surrounding neighborhood has retained a predominance of ranch style homes and continues to support that style through remodels and expansions.

Per the City's Residential Design Guidelines 3B1, "compatibility with a neighborhood character occurs when homes retain their individuality without dominating the neighborhood." The proposed design, although slightly different in character with the clay tile roof, is single-story. The proposed second story addition would cause the home to dominate the neighborhood in both scale and mass.

2. The orientation and location of the proposed alterations/additions to the existing first and second story of the home do not minimize the mass of the 2nd-story thus causing it to be visible from adjacent neighborhoods. The proposed second story is pushed to the edge of the existing home with full height wall thus emphasizing the mass and visibility from the surrounding neighborhoods.
3. The proposed remodel and second story addition is not consistent with the City's design guidelines in that the proposed design is out of scale with the surrounding lower profile neighborhood and does not attempt to reduce the mass through architectural treatments or other site opportunities including use of land at the ground level for expansion.

Per the City Design Guidelines 4A3, "the size, mass and height of a structure should be in proportion with the size of the property and should also be in scale with nearby structures". The scale of the proposed home with a full height second story is out of scale with its neighbors to the east.

Section 3. Based upon the findings set out above, the City Council hereby determines, concludes and orders that the decision of the Site and Architecture Commission be upheld and that the Application should be denied without prejudice. Should the applicant wish to submit a new site development permit application and design within 12 months of the date of this resolution, no development application fee will be charged.

Section 4. The City Clerk is hereby directed to give notice of this decision to the Applicant by serving Applicant by first class mail, postage prepaid, with a copy of this resolution.

REGULARLY PASSED AND ADOPTED this 5th day of September, 2017, by the following roll call vote:

AYES: Mayor Anstandig, Council Members Craig, Rogers, Turner, and Wolsheimer
NOES: None
ABSENT: None

BY:



MARSHALL ANSTANDIG, Mayor

ATTEST:



ANDREA M. CHELEMENGOS, CITY CLERK 9/18/2017